



Analysis of Potential Property Rezoning

Project Description:

Comstock Elementary (11-069Z)

Existing Zoning
Proposed Zoning

"PD" - Planned Development District (MFR Uses)
"O" - Office District

Existing Zoning **Proposed Zoning** **Difference**

SF RESIDENTIAL TAXABLE VALUE	\$0	\$0	\$0
NON-RES TAXABLE VALUE (MF Included)	\$20,442,121	\$48,156,887	\$27,714,766
TOTAL TAXABLE VALUE	\$20,442,121	\$48,156,887	\$27,714,766
ANNUAL CITY REVENUE	\$173,264	\$498,524	\$325,259
COST OF SERVICE (EXPANSION)	\$299,868	\$142,908	-\$156,961
COST OF SERVICE (FULL COST)	\$437,417	\$208,459	-\$228,958
TRAFFIC GENERATION	1,933.28	3,447.70	1,514
POPULATION	651.89	0.00	-652

COST BENEFIT ANALYSIS: INCLUDES PROPERTY, SALES TAX, FEES

EXPANSION METHOD			
Commercial	-\$126,604	\$355,616	\$482,220
Residential	\$0	\$0	\$0
NET COST/BENEFIT (EXPANSION)	-\$126,604	\$355,616	\$482,220
FULL COST METHOD			
Commercial	-\$264,152	\$290,065	\$554,217
Residential	\$0	\$0	\$0
NET COST/BENEFIT (FULLY LOADED COST)	-\$264,152	\$290,065	\$554,217

INPUT SHEET

Alternate A

LAND USE CATEGORY	ZONED ACRES
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Residential

Single Family	
SF Estate	
SF Suburban	0
SF Mid Density	
Total Single Family	0

COMMERCIAL

Multi-Family	
MF Suburban	
MF High Density	15.09
MF Urban	
Total Multi-family	15.09

Office	
Office Traditional	
Office Campus	
Office 3-4	
Office 5-6	
Office Urban Mixed Use	
Total Office	0

Retail	
Retail Traditional	
Retail Urban Mixed Use	
Total Retail	0

Industrial	
Industrial Mfg	
Industrial Distribution	
Total Industrial	0

Alternate B

LAND USE CATEGORY	ZONED ACRES
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Residential

Single Family	
SF Estate	
SF Suburban	0
SF Mid Density	
Total Single Family	0

COMMERCIAL

Multi-Family	
MF Suburban	
MF High Density	
MF Urban	0
Total Multi-family	0

Office	
Office Traditional	15.09
Office Campus	
Office 3-4	
Office 5-6	0
Office Urban Mixed Use	
Total Office	15.09

Retail	
Retail Traditional	10
Retail Urban Mixed Use	0
Total Retail	10

Industrial	
Industrial Mfg	0
Industrial Distribution	10
Total Industrial	0

TAXABLE VALUE COMPARISON

EXISTING ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
Residential												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	0.00	N/A	N/A	3.80	0.00	\$225,000	\$0	100%	\$0		N/A	\$0
SF Mid Density	0.00	N/A	N/A	8.50	0.00	\$140,000	\$0	100%	\$0		N/A	\$0
Total Single Family	0.00	N/A	N/A						\$0		N/A	\$0

COMMERCIAL

Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	15.09	\$3.00	\$1,971,961.20	24.00	362.16	\$60,000	\$21,729,600	85%	\$18,470,160		N/A	\$20,442,121
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
Total Multi-family	15.09		\$1,971,961.20		362.16		\$21,729,600		\$18,470,160		N/A	\$20,442,121

Office												
Office Traditional	0.00	\$7.00	\$0.00	0.25	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Total Office	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Retail												
Retail Traditional	0.00	\$8.00	\$0.00	0.25	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Total Retail	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	0.00	\$2.50	\$0.00	0.50	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Total Industrial	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

TOTAL **\$20,442,121**

PROPOSED ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
Residential												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	0.00	N/A	N/A	3.80	0.00	\$225,000	\$0	100%	\$0		N/A	\$0
SF Mid Density	0.00	N/A	N/A	8.50	0.00	\$140,000	\$0	100%	\$0		N/A	\$0
Total Single Family	0.00	N/A	N/A						\$0		N/A	\$0

COMMERCIAL

Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	0.00	\$3.00	\$0.00	24.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
Total Multi-family	0.00		\$0.00		0.00		\$0		\$0		N/A	\$0

Office												
Office Traditional	15.09	\$7.00	\$4,601,242.80	0.25	164,330.10	\$100	\$16,433,010	80%	\$13,146,408	\$8000/emp	\$4,382,136	\$22,129,787
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Total Office	15.09		\$4,601,242.80		164,330.10		\$16,433,010		\$13,146,408		\$4,382,136	\$22,129,787

Retail												
Retail Traditional	10.00	\$8.00	\$3,484,800.00	0.25	108,900.00	\$75	\$8,167,500	80%	\$6,534,000	\$11/ SF	\$1,197,900	\$11,216,700
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Total Retail	10.00		\$3,484,800.00		108,900.00		\$8,167,500		\$6,534,000		\$1,197,900	\$11,216,700

Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	10.00	\$2.50	\$1,089,000.00	0.50	217,800.00	\$35	\$7,623,000	80%	\$6,098,400	\$35/ SF	\$7,623,000	\$14,810,400
Total Industrial	10.00		\$1,089,000.00		217,800.00		\$7,623,000		\$6,098,400		\$7,623,000	\$14,810,400

TOTAL \$48,156,887
TOTAL CHANGE \$27,714,766

TAXABLE VALUE COMPARISON

EXISTING ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
Residential												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	0.00	N/A	N/A	3.80	0.00	\$225,000	\$0	100%	\$0		N/A	\$0
SF Mid Density	0.00	N/A	N/A	8.50	0.00	\$140,000	\$0	100%	\$0		N/A	\$0
Total Single Family	0.00	N/A	N/A						\$0		N/A	\$0

COMMERCIAL

Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	15.09	\$3.00	\$1,971,961.20	24.00	362.16	\$60,000	\$21,729,600	85%	\$18,470,160		N/A	\$20,442,121
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
Total Multi-family	15.09		\$1,971,961.20		362.16		\$21,729,600		\$18,470,160		N/A	\$20,442,121

Office												
Office Traditional	0.00	\$7.00	\$0.00	0.25	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Total Office	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Retail												
Retail Traditional	0.00	\$8.00	\$0.00	0.25	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Total Retail	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	0.00	\$2.50	\$0.00	0.50	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Total Industrial	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

TOTAL **\$20,442,121**

PROPOSED ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
Residential												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	0.00	N/A	N/A	3.80	0.00	\$225,000	\$0	100%	\$0		N/A	\$0
SF Mid Density	0.00	N/A	N/A	8.50	0.00	\$140,000	\$0	100%	\$0		N/A	\$0
Total Single Family	0.00	N/A	N/A						\$0		N/A	\$0

COMMERCIAL

Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	0.00	\$3.00	\$0.00	24.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
Total Multi-family	0.00		\$0.00		0.00		\$0		\$0		N/A	\$0

Office												
Office Traditional	15.09	\$7.00	\$4,601,242.80	0.25	164,330.10	\$100	\$16,433,010	80%	\$13,146,408	\$8000/emp	\$4,382,136	\$22,129,787
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Total Office	15.09		\$4,601,242.80		164,330.10		\$16,433,010		\$13,146,408		\$4,382,136	\$22,129,787

Retail												
Retail Traditional	10.00	\$8.00	\$3,484,800.00	0.25	108,900.00	\$75	\$8,167,500	80%	\$6,534,000	\$11/ SF	\$1,197,900	\$11,216,700
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Total Retail	10.00		\$3,484,800.00		108,900.00		\$8,167,500		\$6,534,000		\$1,197,900	\$11,216,700

Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	10.00	\$2.50	\$1,089,000.00	0.50	217,800.00	\$35	\$7,623,000	80%	\$6,098,400	\$35/ SF	\$7,623,000	\$14,810,400
Total Industrial	10.00		\$1,089,000.00		217,800.00		\$7,623,000		\$6,098,400		\$7,623,000	\$14,810,400

TOTAL \$48,156,887
TOTAL CHANGE \$27,714,766

TAX REVENUE

\$0.00
\$0.00
\$0.00

\$0.00
\$121,221.78
\$0.00

\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

\$0.00
\$0.00

\$0.00
\$0.00

\$121,221.78

TAX REVENUE

\$0.00
\$0.00
\$0.00

\$0.00
\$0.00
\$0.00

\$131,229.64
\$0.00
\$0.00
\$0.00
\$0.00

\$66,515.03
\$0.00

\$0.00
\$87,825.67

\$285,570.34
\$164,348.56

TAXABLE VALUE COMPARISON

EXISTING ZONING

	Zoned Acres	Consumers Per Acre	Expansion PSC	Full PSC	Expansion Cost	Full Cost
Residential						
Single Family						
SF Estate	0.00	3	\$460.00	\$671.00	\$0	\$0
SF Suburban	0.00	10.5	\$460.00	\$671.00	\$0	\$0
SF Mid Density	0.00	20.4	\$460.00	\$671.00	\$0	\$0
Total Single Family	0.00					
COMMERCIAL						
Multi-Family						
MF Suburban	0.00	30.6	\$460.00	\$671.00	\$0	\$0
MF High Density	15.09	43.2	\$460.00	\$671.00	\$299,868	\$437,417
MF Urban	0.00	72	\$460.00	\$671.00	\$0	\$0
Total Multi-family	15.09					
Office						
Office Traditional	0.00	13.713	\$460.00	\$671.00	\$0	\$0
Office Campus	0.00	8.778	\$460.00	\$671.00	\$0	\$0
Office 3-4	0.00	25.242	\$460.00	\$671.00	\$0	\$0
Office 5-6	0.00	42.693	\$460.00	\$671.00	\$0	\$0
Office Urban Mixed Use	0.00	86.604	\$460.00	\$671.00	\$0	\$0
Total Office	0.00					
Retail						
Retail Traditional	0.00	8.232	\$460.00	\$671.00	\$0	\$0
Retail Urban Mixed Use	0.00	46.767	\$460.00	\$671.00	\$0	\$0
Total Retail	0.00					
Industrial						
Industrial Mfg	0.00	1.617	\$460.00	\$671.00	\$0	\$0
Industrial Distribution	0.00	2.142	\$460.00	\$671.00	\$0	\$0
Total Industrial	0.00					
Total Cost					\$299,868	\$437,417

PROPOSED ZONING

	Zoned Acres	Consumers Per Acre	Expansion PSC	Full PSC	Expansion Cost	Full Cost
Residential						
Single Family						
SF Estate	0.00	3	\$460.00	\$671.00	\$0	\$0
SF Suburban	0.00	10.5	\$460.00	\$671.00	\$0	\$0
SF Mid Density	0.00	20.4	\$460.00	\$671.00	\$0	\$0
Total Single Family	0.00					
COMMERCIAL						
Multi-Family						
MF Suburban	0.00	30.6	\$460.00	\$671.00	\$0	\$0
MF High Density	0.00	43.2	\$460.00	\$671.00	\$0	\$0
MF Urban	0.00	72	\$460.00	\$671.00	\$0	\$0
Total Multi-family	0.00					
Office						
Office Traditional	15.09	13.713	\$460.00	\$671.00	\$95,187	\$138,849
Office Campus	0.00	8.778	\$460.00	\$671.00	\$0	\$0
Office 3-4	0.00	25.242	\$460.00	\$671.00	\$0	\$0
Office 5-6	0.00	42.693	\$460.00	\$671.00	\$0	\$0
Office Urban Mixed Use	0.00	86.604	\$460.00	\$671.00	\$0	\$0
Total Office	15.09					
Retail						
Retail Traditional	10.00	8.232	\$460.00	\$671.00	\$37,867	\$55,237
Retail Urban Mixed Use	0.00	46.767	\$460.00	\$671.00	\$0	\$0
Total Retail	10.00					
Industrial						
Industrial Mfg	0.00	1.617	\$460.00	\$671.00	\$0	\$0
Industrial Distribution	10.00	2.142	\$460.00	\$671.00	\$9,853	\$14,373
Total Industrial	10.00					
Total Cost					\$142,908	\$208,459
					-\$156,961	-\$228,958

EXISTING ZONING

	Zoned Acres	Taxes and Fees/ Acre	Sales Tax Potential/ Acre	Total Revenue Potential/ Acre	Total Annual City Revenue
Residential					
Single Family					
SF Estate	0.00	\$2,542.80	\$480.00	\$3,022.80	\$0
SF Suburban	0.00	\$5,770.05	\$1,448.00	\$7,218.05	\$0
SF Mid Density	0.00	\$6,438.87	\$1,601.60	\$8,040.47	\$0
Total Single Family	0.00				\$0
					residential
					\$0
COMMERCIAL					
Multi-Family					
MF Suburban	0.00	\$5,745.00	\$1,468.32	\$7,213.32	\$0
MF High Density	15.09	\$9,062.39	\$2,419.68	\$11,482.07	\$173,264
MF Urban	0.00	\$12,026.92	\$3,264.00	\$15,290.92	\$0
Total Multi-family	15.09				\$173,264
Office					
Office Traditional	0.00	\$9,162.02		\$9,162.02	\$0
Office Campus	0.00	\$6,417.06		\$6,417.06	\$0
Office 3-4	0.00	\$15,556.20		\$15,556.20	\$0
Office 5-6	0.00	\$22,863.82		\$22,863.82	\$0
Office Urban Mixed Use	0.00	\$46,892.63		\$46,892.63	\$0
Total Office	0.00				\$0
Retail					
Retail Traditional	0.00	\$26,756.49		\$26,756.49	\$0
Retail Urban Mixed Use	0.00	\$112,590.12		\$112,590.12	\$0
Total Retail	0.00				\$0
Industrial					
Industrial Mfg	0.00	\$7,360.28		\$7,360.28	\$0
Industrial Distribution	0.00	\$9,270.38		\$9,270.38	\$0
Total Industrial	0.00				\$0

TOTAL \$173,264

commercial \$173,264

PROPOSED ZONING

	Zoned Acres	Taxes and Fees/ Acre	Sales Tax Potential/ Acre	Total Revenue Potential/ Acre
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Residential

Single Family				
SF Estate	0.00	\$2,542.80	\$480.00	\$3,022.80
SF Suburban	0.00	\$5,770.05	\$1,448.00	\$7,218.05
SF Mid Density	0.00	\$6,438.87	\$1,601.60	\$8,040.47
Total Single Family	0.00			

residential \$0

COMMERCIAL

Multi-Family				
MF Suburban	0.00	\$5,745.00	\$1,468.32	\$7,213.32
MF High Density	0.00	\$9,062.39	\$2,419.68	\$11,482.07
MF Urban	0.00	\$12,026.92	\$3,264.00	\$15,290.92
Total Multi-family	0.00			

\$0
\$0
\$0
\$0

Office				
Office Traditional	15.09	\$9,162.02		\$9,162.02
Office Campus	0.00	\$6,417.06		\$6,417.06
Office 3-4	0.00	\$15,556.20		\$15,556.20
Office 5-6	0.00	\$22,863.82		\$22,863.82
Office Urban Mixed Use	0.00	\$46,892.63		\$46,892.63
Total Office	15.09			

\$138,255
\$0
\$0
\$0
\$0
\$138,255

Retail				
Retail Traditional	10.00	\$26,756.49		\$26,756.49
Retail Urban Mixed Use	0.00	\$112,590.12		\$112,590.12
Total Retail	10.00			

\$267,565
\$0
\$267,565

Industrial				
Industrial Mfg	0.00	\$7,360.28		\$7,360.28
Industrial Distribution	10.00	\$9,270.38		\$9,270.38

\$0
\$92,704

Total Industrial	10.00
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	\$92,704	
TOTAL	\$498,524	
commercial		\$498,524

VEHICLE MILES COMPARISON

EXISTING ZONING

Equivalent Land Use Category		Zoned Acres	Added Units or SF	Trip Gen. Rate	Trip Length (miles)	Vehicle Miles Generated
Residential						
Single Family						
SF Estate	SF Detached Housing	0.00	0.00	1.01	8.61	0.00
SF Suburban	SF Detached Housing	0.00	0.00	1.01	8.61	0.00
SF Mid Density	Residential Condominium/Townhouse	0.00	0.00	0.54	8.61	0.00
Total Single Family						0.00
COMMERCIAL						
Multi-Family						
MF Suburban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF High Density	Apartment/Multi-family	15.09	362.16	0.62	8.61	1,933.28
MF Urban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
Total Multi-family						1,933.28
Office						
Office Traditional	General Office Building	0.00	0.00	1.49	5.46	0.00
Office Campus	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 3-4	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 5-6	General Office Building	0.00	0.00	1.49	5.46	0.00
Office Urban Mixed Use	General Office Building	0.00	0.00	1.49	5.46	0.00
Total Office						0.00
Retail						
Retail Traditional	Free-standing Retail Store	0.00	0.00	2.97	3.22	0.00
Retail Urban Mixed Use	Free-standing Retail Store	0.00	0.00	2.97	3.22	0.00
Total Retail						0.00
Industrial						
Industrial Mfg	General Light Industrial	0.00	0.00	0.98	5.01	0.00
Industrial Distribution	General Light Industrial	0.00	0.00	0.98	5.01	0.00
Total Industrial						0.00

TOTAL VEHICLE MILES GENERATED	1,933.28
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EXISTING ZONING

Equivalent Land Use Category	Zoned Acres	Added Units or SF	Trip Gen. Rate	Trip Length (miles)	Vehicle Miles Generated	
Residential						
Single Family						
SF Estate	SF Detached Housing	0.00	0.00	1.01	8.61	0.00
SF Suburban	SF Detached Housing	0.00	0.00	1.01	8.61	0.00
SF Mid Density	Residential Condominium/Townhouse	0.00	0.00	0.54	8.61	0.00
Total Single Family						0.00
COMMERCIAL						
Multi-Family						
MF Suburban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF High Density	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF Urban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
Total Multi-family						0.00
Office						
Office Traditional	General Office Building	15.09	164,330.10	1.49	5.46	1,336.89
Office Campus	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 3-4	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 5-6	General Office Building	0.00	0.00	1.49	5.46	0.00
Office Urban Mixed Use	General Office Building	0.00	0.00	1.49	5.46	0.00
Total Office						1,336.89
Retail						
Retail Traditional	Free-standing Retail Store	10.00	108,900.00	2.97	3.22	1,041.45
Retail Urban Mixed Use	Free-standing Retail Store	0.00	0.00	2.97	3.22	0.00
Total Retail						1,041.45
Industrial						
Industrial Mfg	General Light Industrial	0.00	0.00	0.98	5.01	0.00
Industrial Distribution	General Light Industrial	10.00	217,800.00	0.98	5.01	1,069.35
Total Industrial						1,069.35
TOTAL VEHICLE MILES GENERATED					3,447.70	
DIFFERENCE					1,514.42	

POPULATION COMPARISON EXISTING ZONING

	Zoned Acres	Units Per Acre	Total Units	Persons Per Unit	Total Persons
Residential					
Single Family					
SF Estate	0	1	0	3	0
SF Suburban	0	3.8	0	3	0
SF Mid Density	0	8.5	0	3	0
Total Single Family					0.00
COMMERCIAL					
Multi-Family					
MF Suburban	0	17	0	1.8	0
MF High Density	15.09	24	362.16	1.8	651.888
MF Urban	0	40	0	1.8	0
Total Multi-family					651.89
				Total Population	651.89

PROPOSED ZONING

Zoned Acres	Units Per Acre	Total Units	Persons Per Unit	Total Persons
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Residential

Single Family	Zoned Acres	Units Per Acre	Total Units	Persons Per Unit	Total Persons
SF Estate	0	1	0	3	0
SF Suburban	0	3.8	0	3	0
SF Mid Density	0	8.5	0	3	0
Total Single Family					0.00

COMMERCIAL

Multi-Family	Zoned Acres	Units Per Acre	Total Units	Persons Per Unit	Total Persons
MF Suburban	0	17	0	1.8	0
MF High Density	0	24	0	1.8	0
MF Urban	0	40	0	1.8	0
Total Multi-family					0.00
Total Population					0.00
Population Change					-651.89